Karen Johnson Davidson County
Batch# 983596 DEEDQC
03/23/2023 10:33:54 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230323-0021057

This Instrument Prepared By:
Dodson Parker Behm & Capparella, PC
1310 6th Avenue, North
Nashville, TN 37208

EXECUTOR'S QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
LOUIS A. MCREDMOND	Same	Map 062-13-0
P. O. Box 293326		Parcel 131.00
Nashville, TN 37229		

IN ORDER TO ADMINISTER THE ESTATE OF JULIE McREDMOND, the Executor, on behalf of such Estate, (herein collectively "**Grantor**") does hereby assign, grant, transfer, convey and quitclaim unto LOUIS A. McREDMOND, as devisee, (herein "**Grantee**") and Grantee's successors and assigns, all of Grantor's right, title and interest in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

SEE ATTACHED EXHIBIT A

Being the same property conveyed to Mary Pauline Vogel, Anita M. Sheridan, Linda M. Orsagh, Ellen Kade, Louis A. McRedmond, Stephen McRedmond, Edith Stephanie Keller, Delores Ann Nowzaradan, Theresa F. McRedmond and Julie Faye McRedmond by Quitclaim Deed from Louis Anthony McRedmond, Edward Stephen McRedmond, and Anita M. Sheridan, Executors of the Estate of Louis A. McRedmond, deceased, of record in Instrument No. 20040917-0112315, Register's Office for Davidson County, Tennessee.

Julie McRedmond passed away on September 11, 2021, and the property passed to her Estate by operation of law.

On March 17, 2022, JULIE McREDMOND's probate estate (the "**Estate**") was opened in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P2396, and LOUIS A. McREDMOND was appointed as the Executor of the Estate. The sole heir under the last will and testament of JULIE McREDMOND is LOUIS A. McREDMOND.

A copy of the Tenncare Release is attached as Exhibit B.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(D) and 67-4-409(a)(4).

Affiant

SUBSCRIBED AND SWORN TO before me this 22nd day of March, 2023.

Notary Public

My Commission Expires: _____

LISA C. WOODRUFF NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY My Commission Expires MAY 16, 2026

This is improved property known as 2121 Riverview Drive, Nashville, TN 37214.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

The undersigned Grantor executes this Executor's Quitclaim Deed solely in his official capacity as Executor and not individually or otherwise.

IN WITNESS WHEREOF, the Grantor has executed this Executor's Quitclaim Deed this 22nd day of March, 2023.

ESTATE OF JULIE McREDMOND

LOUIS A. McREDMOND, Executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the above jurisdiction, the within named Louis A. McRedmond, Executor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), who after being first duly sworn, stated that he has the full power and authority to execute the foregoing Executor's Quitclaim Deed on behalf of the Estate of Julie McRedmond and acknowledged that he is the Executor of the Estate of Julie McRedmond, the within named Grantor, and that in such capacity, he, being authorized so to do, executed the foregoing Executor's Quitclaim Deed for the purposes therein contained, on behalf of the Estate of Julie McRedmond.

Witness my hand and official seal this 22nd day of March, 2023.

Lisa C. Woodruff
NOTARY PUBLIC

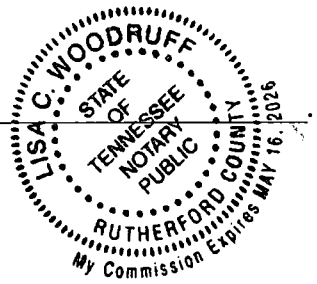
My Commission Expires: 

EXHIBIT A

Map 62-13, Parcel 131
(2121 Riverview Drive)

Land in Davidson County, Tennessee, being Lot No. 4 on the unrecorded plat of George I. Waddey's subdivision of the westerly 300 feet of the I. W. Richardson tract described according to a survey made January 30, 1970, by Barge, Waggoner and Sumner, as follows:

Beginning at a point in the west right-of-way of a 50 foot unnamed street at the common corner of Lots No. 3 and 4 as shown on the above subdivision plan, said point being S. 5 deg. 24' E. 224.88 feet, S. 27 deg. 39" E. 161.7 feet from the intersection of the south right-of-way of McGavock Pike and the west right-of-way of the 50 foot unnamed street; thence S. 27 deg. 39' E. 100.0 feet along the west right-of-way of the 50 foot unnamed street to a point, the common corner of Lots 4 and 5 as shown on the previously described subdivision plat; thence S. 74 deg. 10' W. 300 feet more or less along the south line of Lot No. 4 and the north line of Lot No. 5 to the low water line of the Cumberland River; thence with the meandering low water line of the Cumberland River in a northwest direction 100 feet more or less to a point; thence N. 74 deg. 10' E. 300 feet more or less along the common line dividing Lots No. 3 and 4 as shown on the previously described subdivision plat, to the point of beginning, containing 29,621 square feet more or less or 0.63 aces more or less.

TN Division of TennCare

RFR PROCESSING UNIT
310 GREAT CIRCLE RD., 3W
NASHVILLE, TN 37243
Phone: (615) 741-0636, Fax (615) 413-1941
Email: RFR.TENNCARE@TN.GOV

#

March 27, 2022

Harlan Dodson
1310 6th Ave. North
Nashville, TN 37208

RE: McRedmond, Julie Faye Date of Death: 9/11/2021 SSN: xxx-xx-9727
Our File Number: 61198

Harlan Dodson:

The referenced decedent did not receive TennCare Long-Term Services and Supports. Therefore, the State of Tennessee hereby releases the TennCare claim against this estate pursuant to Tenn. Code Ann. § 71-5-116(c)(2). This release is not a waiver of the right of the State of Tennessee to pursue criminal or civil penalties if fraud or abuse is found to exist pursuant to Tenn. Code Ann. § 71-5-2601, et seq.

This document is only relevant to TennCare's claim against the Decedent's probate estate. It does not apply to any Special Needs Trusts, Pooled Special Needs Trust, Qualified Income Trusts, or any other type of trust that contains a Medicaid payback provision. If you need a payoff for this type of trust, you must contact TennCare at 844-629-0941, 2 at prompt, or via email at estate.recovery@tn.gov. Please provide the Decedent's death certificate and copy of the trust when making such a request.

Sincerely,

Joan Jackson
TennCare RFR Processing Unit

EXHIBIT
B